



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Linda Bellevue  
508-325-2700

**Price: \$6,995,000    Address: 84 Pocomo Road    Area: Pocomo    Owner: Anathan**

Type: Single Family      Status: Available  
 Map/Parcel: 15/40      Lot #: 35  
 Zoning: LUG3      Lot Size (SF): 60,984  
 Deed: C0013/984      Lot Size (A): 1.4000  
 Wtr Frontage: Harborfront      GLA: 2,193  
 Water View: Harbor      Water: Well  
 Other View: Town      Sewer: Septic  
 Year Built: 1965      Rooms: 7  
 Remodeled:      Beds/Baths: 4/2  
 Furnished: Un-Furnished  
 Second Dwelling: None



Situated on one of the highest points on Pocomo Point, this beach house boasts spectacular views of town, Nantucket harbor, Coataue, and the sound. With open-planned living spaces and four bedrooms, it is just the place where summer memories are waiting to be made.

**Basement:** The expansive lower level includes an additional living room, two guest bedrooms, laundry room, and full bath.

**1st Floor:** Featuring high ceilings and a clean, contemporary flavor, the first floor boasts a large living space with a sleek fireplace, a bright kitchen and dining area, and a wrap-around deck with unparalleled views. The master bedroom also has access to the deck. There is also an updated bath and office/bedroom on this level.

Building Information

First Floor Bedrooms: 2  
 Heating: Electric  
 Fireplaces: Two  
 Floors: Wood  
 Yard: Yes  
 Parking: Yes  
 Foundation: Block  
 Lead Paint: Unknown  
 Recreation and Outdoor Deck  
 Spaces:

Appliances and Other Amenities

Stove: Jenn Air  
 Refrigerator: GE  
 Dishwasher: GE  
 Washer: GE  
 Dryer: GE  
 Tv Service: Cable  
 Amenities: Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2013  
 Building Assessment: \$350,500  
 Land Assessment: \$6,753,000  
 Total Assessment: \$7,103,500  
 Estimated Taxes: \$25,714

Condo Fees: \$0  
 Condo Fees Include:

Easements

16' wide vehicular access and underground utility easement. See deed.

Other Comments

None





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*The information contained herein is believed to be reliable but is not guaranteed.*